LOT 18 FAIRFIELD WOODS S/D.

454-726, WD 890-2166, DC 1130-15

KLIPPEL HOWARD/KLIPPEL LEANNE VENETTA
260 NW LONA LOOP
LAKE CITY, FL 32024

2027

29-3S-16-02391-018

BUILDING CHARACTERISTICS

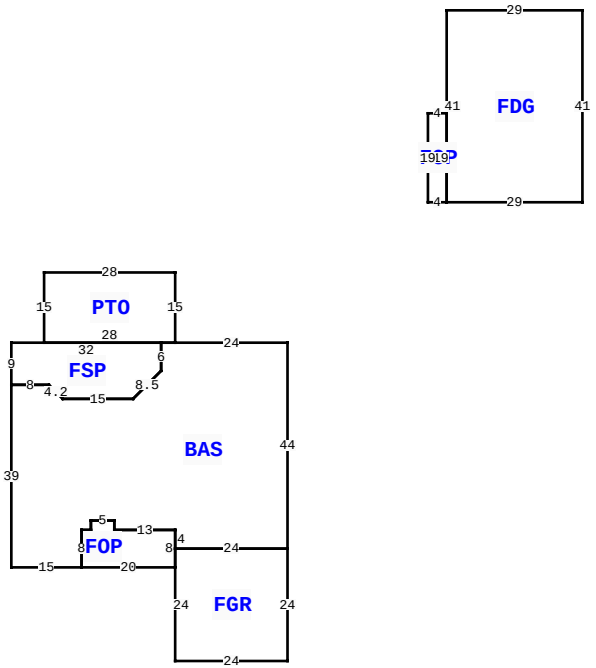
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,229	100		2,229	223,546
FDG	1,189	60		713	71,506
FGR	576	55		317	31,792
FOP	76	30		23	2,307
FOP	170	30		51	5,115
FSP	338	40		135	13,539
PTO	420	5		21	2,106
TOTALS	4,998			3,489	349,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,489	119.9660	131.96	460,408	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2026 Heated Area: 2229 HX Base Yr 2026



260 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	658.00	UT	1.50	1.50	100	2001	2001	3	100	987	
2	0060	CARPORT F	0	100	24	65	1,560.00	UT	8.00	8.00	100	2027	2026		100	12,480	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,910
TOTAL MARKET OB/XF VALUE		13,467
TOTAL LAND VALUE - MARKET		62,400
TOTAL MARKET VALUE		425,777
SOH/AGL Deduction		195,789
ASSESSED VALUE		229,988
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,577
TOTAL JUST VALUE		425,777
NCON VALUE		12,480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055312	Storage Building	14,000	03/24/2026
000054387	Right-of-Way Acce		11/03/2025
000052891	Roof Replacement	6,930	04/15/2025
000052855	Roof Replacement	18,395	04/08/2025
16747	SFR	355	03/15/2000
16748	GARAGE	195	03/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1968	9/05/2025	WD	Q	I	01	500,000
GRANTOR: BOARTFIELD PAUL R						
GRANTEE: KLIPPEL HOWARD						
1185/0705	12/03/2009	WD	Q	I	01	240,300
GRANTOR: LITTLE						
GRANTEE: BOARTFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N15 W28 S15 E28$ W3 FSP= W32 S9 E8 D3 R3 E15 R6 U6 N6$ S6 D6 L6 W15 L3 U3 W8 S39 E15 FOP= E20 N8 W13 N2 W5 S2 W2 S8$ N8 E2 N2 E5 S2 E13 S4 FGR= S24 E24 N24 W24$ E24 N44$ PTR= N30 E30 FOP= E4 FDG= E29 N41 W29 S41$ N19 W4 S19$ S30 W30$.

LAND DESCRIPTION

TOTAL OB/XF 13,467

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-3	0.00	0.00	3.12	AC		1.00	1.00	1.00	20,000.00	20,000.00	62,400							

REVIEW DATE 06/09/2026 BY TW Total Acres: 3.12 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 11/17/2026 BY SYS